



CITY OF LODI COUNCIL COMMUNICATION

AGENDA TITLE: Conduct Public Meeting to Allow Testimony Regarding the Proposed Zones 8 through 12 of the Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1

MEETING DATE: September 21, 2005

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council conduct a public meeting to allow testimony regarding the proposed annexation and assessments for Zones 8 through 12 of the Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1.

BACKGROUND INFORMATION: On August 17, 2005, the City Council adopted a Resolution of Preliminary Approval (2005-166), a Resolution of Intention (2005-167) and a Resolution Initiating Proceedings (2005-168) to annex five territories into the Lodi Consolidated Landscape Maintenance District 2003-1 and forming Zones 8, 9, 10, 11 and 12. In these resolutions, the Council preliminarily approved the Engineer's Report, prepared by NBS of Temecula, regarding the proposed annexations and the levying and collection of assessments for fiscal year 2006/07.

The purpose of the public meeting is to allow testimony regarding the proposed assessment. The public meeting is an optional element of the annexation process and has been included due to the number of new zones being annexed at one time. The appropriate notice was mailed by NBS of Temecula.

Ballots have been mailed to the existing property owners to comply with Proposition 218 requirements. The ballots will be tabulated and the results announced on October 5, 2005, at the conclusion of the Public Hearing.

The developers of the Vintage Oaks (Zone 8), Interlake Square (Zone 9), Lakeshore Properties (Zone 10), Tate Property (Zone 11), and Winchester Woods (Zone 12) developments have elected to annex to the Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1 for the purpose of maintaining and/or replacing certain public improvements required to be installed in conjunction with those projects. The estimated annual assessment for 2006/07 and the maximum annual assessment per proposed lot or equivalent unit (EU) for each zone are tabulated below.

<u>Zone</u>	<u>2006/07 Assessment</u>	<u>Max. Annual Assessment</u>
8	\$295.82	\$416.70
9	\$ 77.36	\$198.36
10	\$ 45.56	\$166.56
11	\$126.56	\$247.56
12	\$ 47.26	\$146.26

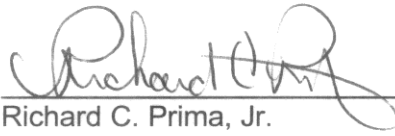
APPROVED:

Blair King, City Manager

The maximum annual assessment is subject to a yearly cost adjustment based on the greater of either 5% or the percentage increase of the Local Consumer Price Index. Subsequent annual assessments will be based upon contract bid prices and actual costs, plus the Engineer's Report schedule of replacement costs.

FISCAL IMPACT: The purpose of the District is to collect funds to offset the fiscal impact of the maintenance and replacement of certain public improvements and increased park maintenance costs installed attributable to each development.

FUNDING AVAILABLE: The developers of each zone are funding construction of the landscape improvements, masonry wall, and parkway trees that will be maintained by the assessment for each zone and are paying for the engineering services provided by NBS of Temecula.


Richard C. Prima, Jr.
Public Works Director

Prepared by Sharon A. Welch, Senior Civil Engineer

RCP/SAW/pmf

cc: D. Stephen Schwabauer, City Attorney
Tony Goehring, Parks and Recreation Director
George Bradley, Street Superintendent
NBS, Temecula Office, Attn: Rick Clark

CITY COUNCIL

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Public Works Director

September 15, 2005

NBS Government Finance Group
Attn: Rick Clark
41661 Enterprise Circle North, Suite 225
Temecula, CA 92590

SUBJECT: Conduct Public Meeting to Allow Testimony Regarding the Proposed
Zones 8 through 12 of the Lodi Consolidated Landscape Maintenance
Assessment District No. 2003-1

Enclosed is a copy of background information on an item on the City Council agenda of
Wednesday, September 21, 2005. The meeting will be held at 7 p.m. in the
City Council Chamber, Carnegie Forum, 305 West Pine Street.

The Council will conduct a public meeting on this item. You are welcome to attend and
speak at the appropriate time.

If you wish to write to the City Council, please address your letter to City Council,
City of Lodi, P. O. Box 3006, Lodi, California, 95241-1910. Be sure to allow time for the
mail. Or, you may hand-deliver the letter to City Hall, 221 West Pine Street.

If you wish to address the Council at the Council Meeting, be sure to fill out a speaker's
card (available at the Carnegie Forum immediately prior to the start of the meeting) and
give it to the City Clerk. If you have any questions about communicating with the
Council, please contact Susan Blackston, City Clerk, at (209) 333-6702.

If you have any questions about the item itself, please call Sharon Welch,
Senior Civil Engineer, at (209) 333-6800, extension 2659.



for: Richard C. Prima, Jr.
Public Works Director

RCP/pmf

Enclosure

cc: City Clerk